



THE CITY OF
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CALIFORNIA

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Denise Athas
Madeline Kellner
Jeanne MacLeamy

City Manager
Michael S. Frank

SPECIAL

Joint Planning Commission/Design Review Commission Meeting

Location: Novato City Hall, 901 Sherman Avenue

November 20, 2013

MINUTES

DRC Present: Michael Barber, Chair
Joseph Farrell, Vice Chair
Patrick MacLeamy
Beth Radovanovich
Tom Telfer
Xiofen Luo

PC Present: Robert Jordan, Chair
Gary Butler, Vice Chair
Dan Dawson
Jay Strauss
Peter Tiernan
Michael Walker

Absent: None

Staff: Bob Brown, Community Development Director
Chris Stewart, Economic Development Manager
Elizabeth Dunn, Planning Manager
Alan Lazure, Principal Planner

CALL TO ORDER / ROLL CALL:

The meeting was called to order.

APPROVAL OF FINAL AGENDA:

The agenda was approved without changes.

PUBLIC COMMENT: None

PUBLIC HEARINGS

NEW ITEMS:

4. Consider making a recommendation to the City Council on land use and design concepts for the North Redwood Boulevard Area (BB)

Bob Brown gave a verbal and Powerpoint presentation for this topic.

Both representatives from the Planning Commission and Design Review Commission provided initial comments about this proposal.

- Commissioner Tiernan acknowledges the issue of flexibility versus certainty, and leads towards flexibility. He prefers to leave the Bus Yard as is.
- Commissioner Luo is looking for a more general statement and not parcel specific uses
- Commissioner MacLeamy wanted to understand the process. Response: City staff is looking for feedback, not a decision from the Planning or Design Review Commissions
- Commissioner Strauss: Questioned why housing was being included in the core of the planning area? Response: City staff indicated there was public support for mixed use in this area (20 and 30% support, respectively) from the two Charettes in September 2013
- Commissioner Butler: Questioned why Atherton Ranch wasn't included in this report. Combining the Bus Yard and Water District sites make this area more valuable for redevelopment.

Six members of the public spoke.

Tina McMillan: Housing isn't needed in the North Redwood Corridor. Tax dollars will be lost if housing is allowed here.

Jeff Rhodes: Have multiple land uses on the sites. Endorses housing and retail, as these uses are close to the SMART system. This trail/rail corridor is important for the area.

Wayne Campbell: Asked a series of questions (will affordable housing be included? What density will occur at the Atherton Ranch site? What is the traffic remediation for the commercial sites? What is the City's approach regarding to competing with downtown retail uses? Are other uses being proposed, such as micro technology? What are the sustainable attributes for these projects and buildings?)

Coy Smith: Reminded the Commissions that the main comment from the Economic Development Committee centers around the \$169 million in sales leakage which leaves Novato. Doesn't support housing above retail for financial reasons. Also, wants to avoid complaints of businesses by residents.

Gail Wilhelm: Indicated there's a lack of clarity about the FAR. The issue of non-structured parking needs to be settled. Use the median as a major landscape image for the Bay Area. Enhance the landscape area parking on the backside of retail; consider a Visitor Center on the wood sales lot.

Mike di Giorgio: Be specific with the recommendation to the City Council.

COMMISSION DISCUSSION

Commission MacLeamy summarized the most significant concepts before the Commissions to discuss:

- Lifestyle retail on the east side of Redwood
- Housing over Retail
- The motel and firewood sales sites
- Area between Highway 101 and SMART
- Atherton Ranch being residential only
- Gathering Places
- Substantial Landscaping
- Buildings near the street; view of parking should be limited
- Connection to the SMART bike/pedestrian path
- Use the Dairyman's existing building character
- Redwood Boulevard treatment
- Four-sided architecture

Of these eleven topics, he identified four critical topics to discuss, which are identified below. Both Commissions felt that the remaining topics were not at issue, and didn't require additional discussion. The feedback from both Commissions is included in this summary:

- Housing Over Retail
 - FEEDBACK: Mixed Use without residential is supported (e.g., office or recreational use above retail)
- Area between Highway 101 and SMART
 - FEEDBACK: Maintain the flexibility on this, allowing light industrial/service commercial, retail, office or recreational uses
- Use the Dairyman's existing building character
 - FEEDBACK: Change "attempt" to "encourage" for Dairyman's in the Design Criteria
- Redwood Boulevard
 - FEEDBACK: Plant more trees, and retain the cork oaks. Keep the median, but narrow the paving.

Commissioner MacLeamy also suggested that a financial feasibility of undergrounding of transmission lines be included as part of the information that goes before the City Council. As there is no formal recommendation, this feedback will be incorporated into the staff report that will be presented to the City Council.

CONSENT CALENDAR:

2. APPROVAL OF DESIGN REVIEW COMMISSION MINUTES OF NOVEMBER 6, 2013 (MB,JF,BR)

M/s Radovanovich/Barber (passed 3-0) to approve the November 6, 2013 meeting minutes.

CONTINUED ITEMS:

**3. SHELL GAS STATION REMODEL (ED)
P2013-017: DESIGN REVIEW/USE PERMIT
APN 132-183-12; 2085 NOVATO BLVD.**

Conduct a public hearing to consider the final elevations drawings and colors and materials to an existing and remodeled gas station and convenience market property. It has been determined that the project is exempt from CEQA pursuant to Section 15302, Replacement or Reconstruction.

Applicant attendees – Muthana Ibrahim, Architect

Planner Dunn gave a staff presentation. At its August 7 meeting, the Design Review Commission approved the site plan and elevations of the proposal. At tonight's meeting, the Commission is being asked to approve the colors and materials for the gas station canopy and the convenience store.

The applicant presented the colors and materials, and had a color board for the Commission to review.

There were no members of the public in attendance.

Comments from the Design Review Commission:

Commissioner Radovanovich asked about the orange ACM inside the band of the façade around the LOOP signage. She also inquired about the white façade that is proposed go around the LOOP signage and if this is on the same plane as the building. The architect indicated this façade is eight inches off the building.

The Commission was unanimous in liking the colors and materials proposed, and wanted to have the façade around the LOOP signage removed. The applicant agreed to make this change.

RECOMMENDATION: M/s MacLeamy/Radovanovich (passed 6-0) to: 1) approve the colors and materials; and 2) remove the façade around the LOOP.

PROJECT DESIGN WORKSHOP: None

GENERAL BUSINESS: None

ADJOURNMENT:

The DRC meeting was adjourned at 10:15 p.m.